



Retirement Living

Lowarth Morbies

Housing 21
Retirement Living



“There are lots of activities, including a games afternoon, I can take part in if I want to and our Local Housing Manager is very supportive.”

“Every Friday, we come together in the communal space to exercise. We’re a multi-cultural community so we start by greeting each other in our native language then we do some breathing exercises followed by Tai Chi. Everyone puts 50p in a jar to participate and then we give that money to a charity.”

Zohra, Retirement Living resident

Scan QR code to
read Zohra’s Story



Contents

Welcome to Lowarth Morbies	4
About the scheme	4
Is this for me?	4
About your new home	6
Your home, your way	6
Other charges and considerations	6
Your new neighbours	7
About us	7
Our apartments	8
Site plan	10
Lower ground floor plan	11
Upper ground floor plan	12
First floor plan	13
Next steps	14

Welcome to Lowarth Morbies

Welcome to Lowarth Morbies, the latest development by Housing 21, a leading not for profit provider of Retirement Living and Extra Care properties with over 60 years' experience.

Set in the town of Truro and situated just 0.7 miles from the city centre, Lowarth Morbies is a Retirement Living scheme comprising 40 one- and two-bedroom apartments.

As well as enjoying the privacy of your own stylish home, you will also have the choice to enjoy the facilities at Lowarth Morbies. This includes a communal lounge, buggy store, and landscaped gardens. Pets are very welcome to move in with you too!*

The scheme has many amenities nearby such as; shops, restaurants, medical centres and post offices. There are also good transport links; a range of bus stops are just a short walk away. Truro railway station is approx. 1.3 miles away with direct connections to London Paddington, the Midlands, and Scotland.

*In accordance with our pets policy.



About the scheme

Lowarth Morbies is a Retirement Living scheme, meaning you can live independently in your new home but within a community setting. A key element of our service is the on-site Local Housing Manager who is there to ensure day to day life at Lowarth Morbies runs smoothly. They are also on-hand to help with organising any necessary repair work with tradespeople, allowing you to spend more time doing things that you enjoy.

Is this for me?

Retirement Living is for anyone over the age of 55. You may be looking to downsize or want to live within a safe and secure environment.

Some of the most common reasons people choose to live with us are:



Wanting to be nearer to family



Looking to downsize



Feeling isolated or lonely in your current home



About your new home

When you choose your apartment, you can be assured all our properties have been built to high quality standards, designed to meet your needs both now and in the future.

In addition to fully carpeted living areas, our properties include:



Quality fitted kitchens with a ceramic hob, extractor and an integrated mid-height oven for ease of access



Slip resistant vinyl flooring in the bathroom



Mixer taps and raised power points



Bathroom with standing shower



CCTV door viewer

Your home, your way

Renting an apartment

We have 26 one-bedroom and 14 two-bedroom apartments available to rent. You will need to be over the age of 55. Some apartments will be allocated through Cornwall Council and will require an application through Cornwall Homechoice. Some will be let through Housing 21 and are subject to our lettings policy and will need a local connection. Rental apartments are Housing Benefit eligible. If you are a homeowner or have sufficient funds to purchase, you may not qualify to rent.

Buying an apartment through shared ownership

We have three one-bedroom and 11 two-bedroom apartments available for shared ownership.

Why not scan the QR Code below to read through our Resident Handbook.



Resident Handbook

Other charges and considerations

All our properties must be occupied by the applicant and cannot be sublet or rented to others.

In addition to any rental charges, all our properties may be subject to pay the following:



24/7 support charge: this covers the cost of the Housing Manager and ongoing costs for the emergency call system that are not covered by Housing Benefit.



Service charge: this pays for maintaining shared spaces and estate management. Our service charge is eligible for Housing Benefit. You will also be required to pay for your own utility bills (electric, gas and water), TV licence, Wi-Fi and council tax and we recommend taking out contents insurance.

Your new neighbours

At a Retirement Living scheme you will find that, although all our residents are over the age of 55, their lifestyles will vary. Some may still be working; others may be retired. Some people will live alone; others will be couples.

However, something that everyone has in common is the decision to move to a new home that will suit their needs not just now, but for many years to come.

About us

Housing 21 is a leading not for profit provider of Retirement Living and Extra Care for people over the age of 55. We operate in 215 local authority areas across England, managing over 24,000 Retirement Living and Extra Care properties and providing over 49,000 hours of social care each week.

Our roots lie with the Royal British Legion (RBL), which in 1921 began to house disabled ex-servicemen and widows and, later, older ex-servicemen and women. In 1964, we became a recognised housing association before separating from the Royal British Legion in 1992. To find out more, visit: www.housing21.org.uk



Our apartments

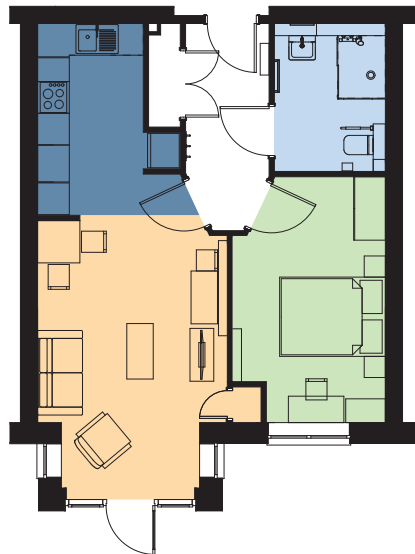
Our one- and two-bedroom apartments are available for shared ownership and rent. Whilst each apartment may vary slightly depending upon its location, all will feature the following:

- One or two-bedrooms
- Kitchen diner and living room
- Bathroom with shower
- Built-in storage

Examples of typical floor plans are shown here:



Apartment type A:



Kitchen: 7.22 m²
Living/Dining Room: 18.16 m²
Bedroom 1 : 12.35 m²
Shower Room: 5.88 m²
Hall: 5.67 m²

Apartment type B:



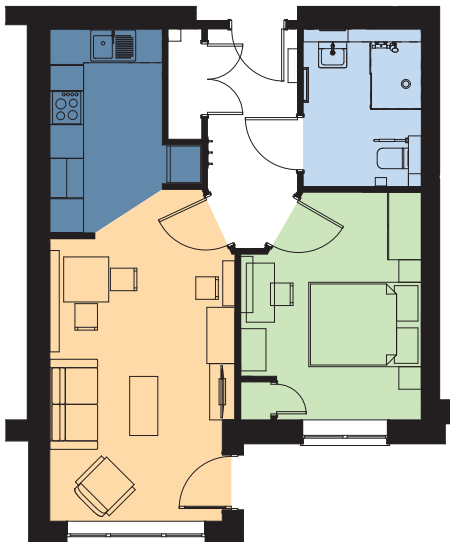
Kitchen: 9.95 m²
Living/Dining Room: 16.97 m²
Bedroom 1 : 12.96 m²
Bedroom 2: 8.28 m²
Shower Room: 5.88 m²
Hall (max.): 5.92m²

Apartment type C:



Kitchen: 9.60 m²
Living/Dining Room: 15.24 m²
Bedroom 1 : 14.14 m²
Shower Room: 5.38 m²
Hall: 10.65 m²

Apartment type D:



Kitchen: 7.27 m²
Living/Dining Room: 17.39 m²
Bedroom 1 : 11.62 m²
Shower Room: 5.88 m²
Hall : 5.67 m²

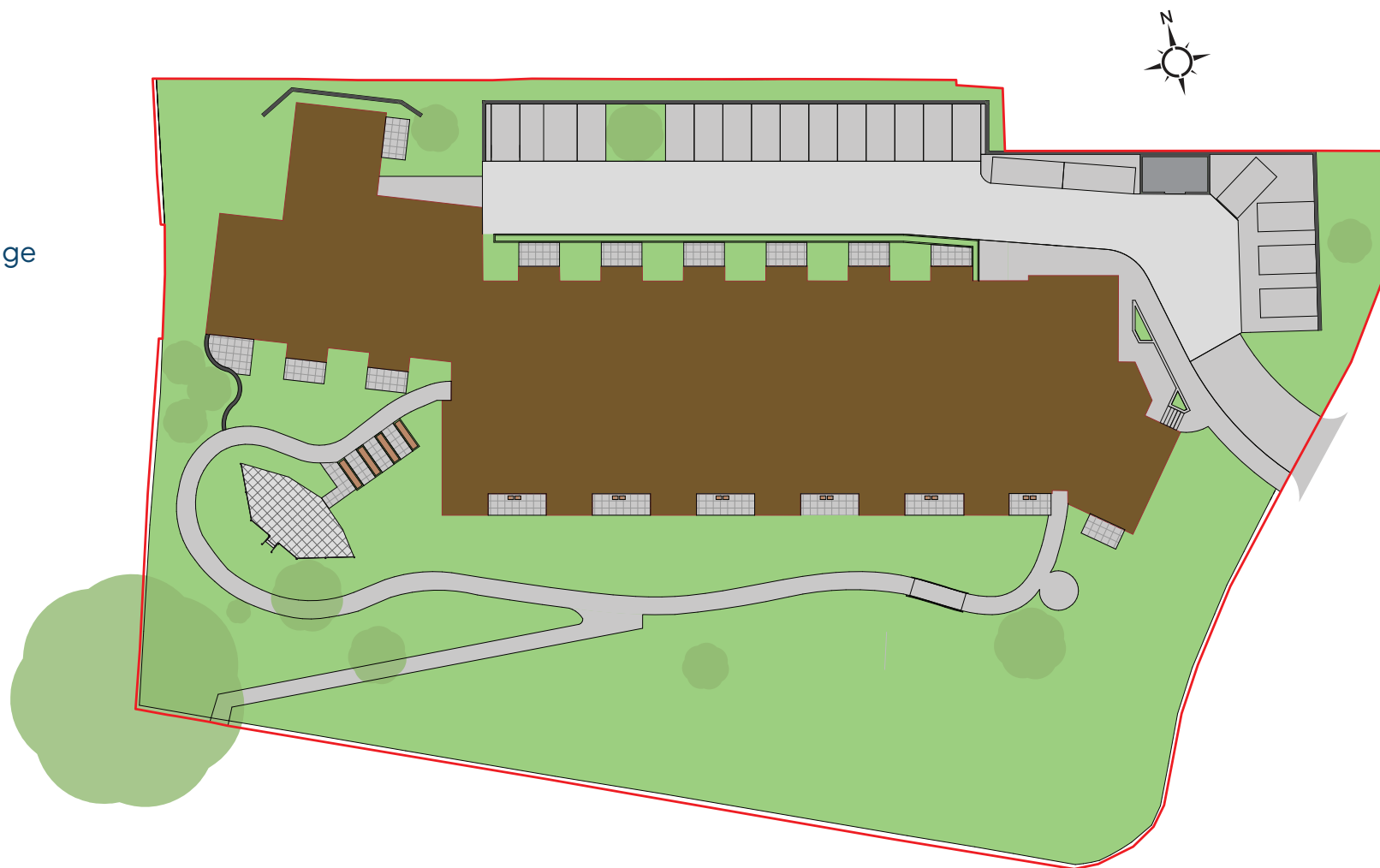
Typical Housing 21 communal lounge



Site plan

All properties at Lowarth Morbies are accessed via Malpas Road.

This is where you will also find our communal areas, including a residents lounge and garden.



Lower ground floor plan



Upper ground floor plan



First floor plan



Next steps

If you are interested in living with us, please scan the QR code below to complete an application form on our website. Here, you can also find out more information about the rental and purchase process to help you make a more informed decision.

Alternatively, please contact our team to find out more:

Call 01872 885 123
(Monday - Friday 9am - 5pm)
Email info.lowarthmorbies@housing21.org.uk

For further information on the Right to Rent, scan the QR code below. Please note that four weeks' rent is due in advance when signing the tenancy agreement. However, in exceptional circumstances, this amount may be reduced.



SCAN ME



Information on
Right to Rent



SCAN ME



Apply here

Sustainable living

Housing 21 recognises the challenge of providing quality homes with care or support for older people and how this has been intensified by an increase in the cost of living and the updated energy price cap. As such, we feel more strongly than ever that we have a commitment to our residents to provide homes that are both sustainable and shaped by their needs.

Lowarth Morbies makes use of cutting-edge solar tile technology that harnesses energy from the sun while blending effortlessly into the roof. The energy generated will help reduce the costs of communal utilities, contributing to lower service charges.

Find out more about our approaches to sustainable living on our website by reading our range of new development case studies:
www.housing21.org.uk/corporate/work-with-us/development-case-studies/

“I’m 88 now, I’m not getting any younger which is why it is important that I love where I live.”



“There is a good sense of community spirit, and everyone is welcoming. I love it here and I’m sure you will too.”

Alex, Retirement Living resident



Scan QR code
to read more of our
residents' stories



To arrange a viewing or find out more please contact our team:

-  01872 885 123
-  info.lowarthmorbies@housing21.org.uk
-  Monday - Friday, 9am - 5pm. Calls charged at local rate
-  Lowarth Morbies, Malpas Road, Truro, Cornwall, TR1 1QN

Please note that photographs used are for illustration purposes only and some may show typical Housing 21 Retirement Living schemes.

This brochure can be provided in a different format, such as large print, Braille or another language. Please contact: communications@housing21.org.uk

Lowarth Morbies was developed in partnership with Cornwall Council and Homes England.



Homes
England



Follow Lowarth Morbies
on Facebook



Tricorn House
51-53 Hagley Road
Birmingham B16 8TP
housing21.org.uk

Registered Office: Tricorn House | 51-53 Hagley Road | Edgbaston | Birmingham B16 8TP
Regulated by the Regulator of Social Housing Reg. No. L0055
Community Benefit Society FCA Reg. No. 16791R / Chief Executive: Bruce Moore

Housing 
Retirement Living